



# CORONET INDUSTRIAL AREA OFFICE SPACE

9751 54 AVENUE NW,  
EDMONTON, AB

**NICELY IMPROVED MOVE-IN READY SECOND FLOOR OFFICE SPACE**

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
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# PROPERTY DETAILS

|                           |                                 |
|---------------------------|---------------------------------|
| <b>Municipal Address:</b> | 9751 54 Avenue NW, Edmonton, AB |
| <b>Zoning:</b>            | Medium Industrial Zone (IM)     |
| <b>Neighbourhood:</b>     | Coronet Industrial              |
| <b>Parking Area:</b>      | Ample Parking                   |
| <b>Size:</b>              | 800 SF                          |
| <b>Utilities:</b>         | Separately Metered              |
| <b>Net Rent:</b>          | \$1,000 per month               |
| <b>Operating Costs:</b>   | \$5.88 PSF                      |



# PROPERTY HIGHLIGHTS

Discover Coronet Industrial office space for lease at 9751 54 Avenue NW, Edmonton. This 800 SF second-floor office offers two private offices, a bright open area, two bathrooms, and ample parking. Fully furnished and move-in ready with private access and separate utilities. Ideal for small businesses seeking a professional workspace.

- 2 large private offices
- Nice open area
- Tons of natural light, great windows throughout space
- 2 separate bathrooms
- Furnished and ready to move-in
- Ample front surface parking
- Easy access to 51 Avenue, Calgary Trail, Gateway Boulevard and Whitemud Drive





# AERIAL VIEW

61 AVENUE

CALGARY TRAIL

GATEWAY BOULEVARD

99 STREET

SITE

91 STREET

51 AVENUE

WHITEMUD DRIVE





# KEEP IN TOUCH

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